



Memorandum

TO: Historic Landmarks Commission **FROM:** Courtney Damkroger

SUBJECT: SEE BELOW

DATE: March 25, 2004

APPROVED:

DATE:

**PROPOSED KB HOME DEL MONTE RESIDENTIAL PLANNED DEVELOPMENT
ZONING PROJECT LOCATED ON THE NORTH SIDE OF AUZERAIS AVENUE,
BETWEEN SUNOL STREET AND LOS GATOS CREEK/CITY COUNCIL POLICY ON
THE PRESERVATION OF HISTORIC LANDMARKS**

INFORMATION

The proposed project is being brought to the Historic Landmarks Commission at this time as an informational item only in conformance with the City Council Policy on the Preservation of Historic Landmarks (attached). The Policy states that projects with the potential to alter or demolish a landmark or other significant properties, as defined by the Policy, be brought to the Historic Landmarks Commission and public early in the process. The proposed project will be the subject of a Draft Environmental Impact Report expected to be circulated in May 2004. A copy of the DEIR will be sent to the Historic Landmarks Commission and will be available on the Planning Division website at: <http://www.ci.san-jose.ca.us/planning/sjplan/eir/index.htm/>. The Commission will have an opportunity to comment on the DEIR at a subsequent meeting.

The proposal by KB Home South Bay calls for a high-density residential development on 11.1 acres north of Auzerais Avenue, and the conveyance of approximately 2.2 acres south of Auzerais along the west side of Los Gatos Creek to the City of San Jose for use as a park. An additional 1.1 acres north of Auzerais Avenue, extending from the eastern property boundary to 30 feet from the edge of the riparian corridor of Los Gatos Creek will be dedicated to the City of San Jose. The northwest portion of the site is located adjacent to the Vasona Corridor Light Rail Transit (LRT) line (scheduled to open in January 2006) and the future San Carlos Street LRT station.

The site was formerly used for industrial purposes as a fruit processing and canning facility known as Del Monte Plant #3. This Del Monte facility ceased operations in December 1999. Del Monte Plant #3 has been the subject of several analyses. Past historic resource evaluations of the property have made the following findings:

- In 1992 as a part of the Inventory update, Glory Anne Laffey evaluated Plant #3 in a Department of Parks and Recreation form and City Evaluation Sheet (attached). Laffey found the complex eligible as a Structure of Merit, and it is listed as such in the San Jose Historic Resources Inventory. In 1998 Laffey

evaluated Plant #3 as a contributor to a multi-property historic district (as noted below) eligible for the National Register of Historic Places under Criterion A (attached).

- In 1999 Basin Research Associates with Ward Hill, Glory Anne Laffey, Charlene Duval, April Halberstadt and Woodruff Minor reviewed the property for the *Historic Properties Survey Report-Vasona Corridor Light Rail Project, Santa Clara County, California* for the Federal Transit Administration. This study found Del Monte Plant #3 eligible for the National Register under Criterion A as part of a discontinuous historic district (together with Plant #51 at 50 Bush Street and Plants #4 and 39 between N 7th and N 8th streets on both sides of Jackson Street, between N 8th and N 9th streets between Jackson and Empire Streets) of early 20th century San Jose Calpak canneries. This determination was confirmed by the California Office of Historic Preservation in a October 26, 1999 letter to the Federal Transit Administration. Excerpts from this report are attached.
- In 2000 Urban Programmers conducted an historic report, entitled *Historical Report and Evaluation for the Proposed Specific Plan Amendment Incorporating the Lands Bounded by Lost Gatos Creek, W. Home Street, Sunol Street, the Union Pacific Rail Easement and W. San Carlos Street including the Del Monte Plant #3, 801 Auzeais Avenue, San Jose, California* which confirmed Plant #3's contributing status to a National Register district and determined that Plant #3 qualified as a Structure of Merit on the local level.
- In 2003-2004 Page & Turnbull evaluated the significance of the complex as well as its potential for reuse. The firm confirmed the above findings while also determining that portions of the complex appear to be individually eligible for the National Register. The Page & Turnbull report is not yet available for circulation, but will be included in the DEIR.

The DEIR will offer alternatives to the proposed project that include reuse of the existing historic Del Monte buildings. The reuse alternatives will include proposals that attempt to accommodate the goals of the KB proposal with a similar number of housing units.

Courtney Damkroger
Historic Preservation Officer

Attachments: Council Policy
1992 Laffey DPR
1998 Laffey District Record
Excerpts of the 1999 Basin Report
Vicinity Map
General Development Plan
Photographs
Significance Diagram